



Lynden Lea,  
Hurst Lane,  
Sedlescombe,  
East Sussex,  
TN33 0PE

Campbell's



# Hurst Lane

A substantial four bedroom detached family home set in a secluded and established garden of approximately 0.75 acre (tbv) all situated on a quiet country lane on the outskirts of the popular village of Sedlescombe. Chain Free.

## Features

SUBSTANTIAL FAMILY HOME

4 BEDROOMS

MATURE GARDENS

PRIVATE AND PEACEFUL

CHAIN FREE

LARGE RECEPTION ROOM

CONSERVATORY

LARGE GARAGE/WORKSHOP

LANE LOCATION



## Description

Linden Lea is an attractive detached family home with a total floor area in excess of 2600 sq.ft. All of the principle rooms enjoy large windows and take in views of the gardens. The main reception room measures over 28' is double aspect with doors to the garden and centres around an attractive fireplace. This leads through to a dining area which is adjacent to the well appointed kitchen and with doors through to the conservatory. The second reception room is 22' in length and is currently being used as a billiards room but could be configured as a separate lounge/study/bedroom. In addition to this second reception room there is also a downstairs bedroom and shower room which gives the property potential for multi-generational living if needed. There are two double bedrooms and a comfortable family bathroom to the first floor. The property sits centrally within its plot of about 0.75 acres, set back from the country lane and backing onto woodland, giving the property a truly peaceful feel. The property is situated a short distance from Sedlescombe Village centre which offers a village store, post office, the popular Queens Head public house, doctors surgery, primary school and the Brickwall Hotel/Restaurant. The market town of Battle is a short drive away and offers a variety of independent shops and schooling, both private and comprehensive at primary and secondary levels, as well as a mainline station which offers services to London Charing Cross/Cannon Street as well as the coast at St Leonards and Hastings. The area is generally well served with recreational facilities, country walks through areas of Outstanding Natural Beauty and sites of historical interest. Offered chain free and viewing is highly recommended.

## Directions

On approaching Sedlescombe village from the A21 at Blackbrooks Garden Centre, proceed up through the village, passing the village green, passing the village hall and the church. Turn right into Hurst Lane where the property will be found shortly on the right hand side.

What3Words: ///building.install.bandstand



### THE ACCOMMODATION

With approximate room dimensions is approached via a footpath leading to

### COVERED ENTRANCE PORCH

With recessed lighting to ceiling, access to front door leading into

### RECEPTION HALL

16' 0" x 9' 0" (4.88m x 2.74m) max, a variety of storage cupboards, glass panelled window to the side of the property, turned staircase giving access to the first floor, radiator.

### WC

Wall mounted hand basin with tiled splash back, WC, tiled flooring, radiator.

### INNER HALLWAY

17' 4" x 6' 0" (5.28m x 1.83m) max, recessed lighting to ceiling, radiator, two double storage cupboards. Double doors giving access into

### BEDROOM 4

22' 2" x 15' 10" (6.76m x 4.83m) currently used as a billard room but could be used as a fourth bedroom, lounge or study with window to the front of the property, decorative panelling to walls with wall mounted light fittings and recessed lighting to ceiling, glass screen with aspect into

### RECEPTION ROOM

28' 8" x 14' 0" (8.74m x 4.27m) Also accessed from the inner hallway, delightful double aspect room with windows to the rear and side of the property, the property centers around an electric fire with surround and mantle, television aerial point, telephone point, radiator, decorative corning, wall mounted light fittings as well as ceiling lights. Open archway into

### DINING ROOM

13' 10" x 13' 6" (4.22m x 4.11m) A double aspect room with window to the side of the property and double doors and windows into the conservatory, large serving hatch and door into the kitchen, ceiling lights, radiator, double doors into

### CONSERVATORY

13' 10" x 11' 4" (4.22m x 3.45m) Triple aspect room with power points, electric heater, double doors out onto the decked area in the garden, ceiling mounted lights as well as LED lights in window ledge, fitted blinds.

### KITCHEN

13' 8" x 10' 5" (4.17m x 3.17m) Variety of wall and base units of a Shaker style incorporating cupboards and drawers with wooden work surfaces, tiled splash back surround, sink drainer unit with mixer tap, 4 ring ceramic hob, breakfast bar, partly wood panelled walls, worktop downlighters, integrated electric oven, window to the side of the property. There is an open archway into the

### UTILITY ROOM

8' 5" x 6' 5" (2.57m x 1.96m) A triple aspect room with windows to two sides, door into rear garden, space for American style fridge/freezer, boiler, area of work surface with tiled splash back, space and plumbing for dishwasher and washing machine.

### BEDROOM 3

13' 8" x 12' 2" (4.17m x 3.71m) A double aspect room with window to the front and side, television aerial point, fitted wardrobes to one wall







#### DOWNSTAIRS SHOWER ROOM

7' 5" x 6' 7" (2.26m x 2.01m) Window to the front of the property, shower unit, pedestal wash basin, WC, heated towel rail, tiled floor and partly tiled walls.

From the entrance hall, a turned staircase gives access onto the

#### FIRST FLOOR LANDING

With eaves storage, velux window to front, recessed lighting to ceiling, radiator.

#### BERDOOM ONE

21' 5" x 19' 0" (6.53m x 5.79m) max, triple aspect room with window to either side and to the rear with pleasant views over the rear garden and woodland behind. There is a television aerial point, recessed lighting to ceiling, wall mounted light fitting, eaves storage cupboard, four double fitted wardrobes.

#### BEDROOM TWO

18' 2" x 15' 7" (5.54m x 4.75m) A double aspect room with windows to either side, recessed lighting to ceiling, large cupboard, eaves storage cupboard, television aerial point.

#### FAMILY BATHROOM

9' 9" x 9' 6" (2.97m x 2.90m) Window to front of the property, shower cubicle, pedestal wash hand basin, WC, panelled bath with tiled splash back, recessed lighting to ceiling, radiator, tiled floor, eaves storage cupboard.

#### OUTSIDE

The property is approached via a gravel driveway accessed from Hurst Lane which turns into a large parking/turning area.

The property is located centrally in its plot and is screened from the lane by evergreen hedging. There are footpaths from both the lane and the driveway leading to the front door. There is a large area of lawn which is interspersed with mature trees and shrubs. Also to the front of the property is the garage/workshop, security light and outside tap.

The rear garden is separated from the driveway by a trellis fence and is accessed via a gate. The rear garden enjoys a southerly aspect, is fence enclosed and backs onto woodland. Predominantly laid to lawn and interspersed with mature trees, there is a pergola, several decked areas for alfresco dining and there is a pond located in the north east corner of the garden and a second smaller pond adjacent to the garage. The garden offers a fantastic degree of privacy and extends to 0.75 of an acre in total (tbv).

#### GARAGE/WORKSHOP

23' 0" x 19' 9" (7.01m x 6.02m) Two remote control up-and-over doors, two velux windows, large storage space to eaves, power and light, courtesy door to rear garden. Workshop space to the rear which is currently used as storage.

#### COUNCIL TAX

Rother District Council

Band F - £3,528.76

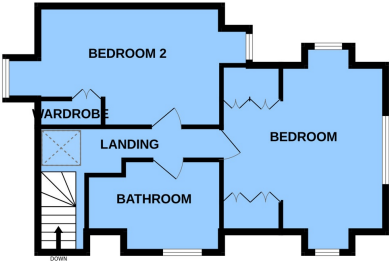




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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